



April 12, 2021

Steve Peotter
One Community Bank
733 North Main Street
Oregon WI 53575

E. David Locke
FH of McFarland, Inc.
5990 Highway 51
McFarland WI 53558

SENT BY ELECTRONIC MAIL 4/12/2021

KEEP THIS LEGAL DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Case Closure with Continuing Obligations
Best Way Cleaners, 5914 Highway 51, McFarland, WI 53558
BRRTS #: 02-13-583171

Dear Mr. Peotter and Mr. Locke:

The Wisconsin Department of Natural Resources (DNR) is pleased to inform you that the Best Way Cleaners case met the requirements of Wisconsin Administrative (Wis. Admin.) Code chapters NR 725-727 for case closure with continuing obligations (COs). COs are legal requirements to address potential exposure to remaining contamination. No further investigation or remediation is required at this time for the reported hazardous substance discharge and/or environmental pollution.

However, you, future property owners, and occupants of the property must comply with the COs explained in this letter, which may include maintaining certain features and notifying the DNR and obtaining approval before taking specific actions. You must provide this letter and all enclosures to anyone who purchases, rents, or leases this property from you.

This case closure decision is issued under Wis. Admin. Code chs. NR 725-727 and based on information received by the DNR to date. The DNR reviewed the case closure request for compliance with state laws and standards and determined the case closure request met the notification requirements of Wis. Admin. Code ch. NR 725, the response action goals of Wis. Admin. Code § NR 726.05(4), and the case closure criteria of Wis. Admin. Code §§ NR 726.05, 726.09 and 726.11, and Wis. Admin. Code ch. NR 140.

Best Way Cleaners operated in a tenant space in the Stonefield Square shopping center from 1985 – 2018. The dry-cleaning operations used tetrachloroethene (a chlorinated solvent also known as PCE), and although there were no known spills at the site, chlorinated solvent contamination was discovered during an environmental site assessment in 2018. Because PCE in sub-slab vapor sampling exceeded the vapor risk screening level for small commercial sites, the responsible party had a vapor mitigation system installed for the former Best Way tenant space.

The Best Way Cleaners site was investigated for a discharge of hazardous substances from dry-cleaning operations in one tenant space of the Stonefield Square shopping center. Case closure is granted for the volatile organic compound contaminants analyzed during the site investigation, as documented in the case file. The site investigation addressed soil, groundwater, and subsurface vapor. Actions taken for vapor intrusion included removal of the dry-cleaning equipment and solvents and installation of a vapor mitigation system for the former Best Way Cleaners tenant space. Contamination remains in soil, groundwater, and subsurface vapor beneath the former Best Way Cleaners tenant space.

The case closure decision and COs required are based on the site being used for commercial purposes. The site is currently zoned General Commercial, which is non-industrial use under Wis. Admin. Code § NR 720.05(5) for determining residual contaminant levels in soil.

SUMMARY OF CONTINUING OBLIGATIONS

The following locations have COs applied:

<u>Address (City, WI)</u>	<u>COs Applied</u>	<u>Date of Maintenance Plan(s)</u>
5914 US Highway 51 McFarland WI 53558 (Source Property)	-Residual Soil Contamination -Groundwater Contamination Equals or Exceeds Enforcement Standards -Cover -Structural Impediment -Vapor Mitigation System -Commercial/Industrial Use -Future Vapor Intrusion Concern	- Cap maintenance plan, December 2020 - Vapor mitigation system maintenance plan, December 2020

CLOSURE CONDITIONS

Closure conditions are legally required conditions which include both COs and other requirements for case closure (Wis. Stat. § 292.12(2)). Under Wis. Stat. § 292.12(5). You, any subsequent property owners and occupants of the property must comply with the closure conditions in this letter. The property owner must notify occupants for any condition specified in this letter under Wis. Admin. Code §§ NR 726.15(1)(b) and NR 727.05(2). If an occupant is responsible for maintenance of any closure condition specified in this letter, you and any subsequent property owner must include the condition in the lease agreement under Wis. Admin. Code § NR 727.05(3) and provide the maintenance plan to any occupant that is responsible.

DNR staff may conduct periodic pre-arranged inspections to ensure that the conditions in this letter and the December 2020 maintenance plans are met (Wis. Stat. § 292.11(8)). If these requirements are not followed, the DNR may take enforcement action under Wis. Stat. ch. 292 to ensure compliance with the closure conditions.

SOIL

Continuing Obligations to Address Soil Contamination

Residual Soil Contamination (Wis. Admin. Code chs. NR 718, NR 500-599, and § NR 726.15(2)(b), and Wis. Stat. ch. 289)

Soil contamination remains in the B-5, GB-2, and GPZ-1 areas, as indicated on the enclosed map (Fig. B.2.b., Residual Soil Contamination Map, 3/30/2021). If soil in the locations shown on the map is excavated in the future, the property owner or right-of-way holder at the time of excavation must sample and analyze the excavated soil. If sampling confirms that contamination is present, the property owner or right-of-way holder at the time of excavation will need to determine if the material is considered solid waste and ensure that any storage, treatment, or disposal complies with applicable standards and rules. Contaminated soil may be managed under Wis. Admin. Code ch. NR 718 with prior DNR approval.

In addition, all current and future property owners, occupants, and right-of-way holders need to be aware that excavation of the contaminated soil may pose an inhalation and direct contact hazard; special precautions may be needed to prevent a threat to human health.

Cover (Wis. Stat. § 292.12 (2) (a), Wis. Admin. Code §§ NR 724.13(1) and (2), NR 726.15(2)(d) and/or (e), NR 727.07(1))

The building, as shown on the enclosed map (Fig. D.2, Location Map (Cap Maintenance Plan), 1/6/2021) must be maintained in compliance with the enclosed cap maintenance plan, dated December 2020. The purpose of the cover is to minimize the infiltration of water through contaminated soil. The building is also considered a structural impediment; additional investigation and response requirements apply as described in the section of this letter titled Structural Impediments.

The cover approved for this closure was designed to be protective for commercial or industrial land uses. Before using the property for residential purposes and before taking an action, the property owner must notify the DNR to determine if additional response actions are needed. A cover intended for industrial land uses or certain types of commercial land uses may not be protective if the property changes to a residential use. This may include, but is not limited to, single or multiple family residences, a school, day care, senior center, hospital or similar settings.

To modify or replace a cover, the property owner must submit a request to the DNR under Wis. Admin. Code ch. NR 727. The DNR must approve the request in advance of the work. The replacement or modified cover must be a structure of similar permeability or be protective of the revised use of the property until contaminant levels no longer exceed Wis. Admin. Code ch. NR 720 groundwater pathway residual contaminant levels (RCLs).

Structural Impediment (Wis. Stat. § 292.12 (2) (b), Wis. Admin. Code §§ NR 726.15 (2) (f), NR 727.07 (2))
The remaining building as shown on the enclosed map (Fig. B.2.b., Residual Soil Contamination Map, 3/30/2021) made complete site investigation and remediation of the contamination on this property impracticable. Upon removal of the structural impediment, the property owner must investigate the degree and extent of volatile organic compound contamination obstructed by the structural impediment. If contamination is found at that time, the property owner must remediate the contamination in accordance with Wis. Admin. Code chs. NR 700–799.

GROUNDWATER

Continuing Obligations to Address Groundwater Contamination and/or Monitoring Wells

Groundwater Contamination Equals or Exceeds Enforcement Standards (Wis. Admin. Code ch. NR 140 and § NR 812.09(4)(w))

Groundwater contamination which equals or exceeds the enforcement standards for tetrachloroethene is present under the former Best Way Cleaners tenant space, as shown on the enclosed map (Fig. B.3.b., Groundwater Isoconcentration Map, 1/6/2021). To construct a new well or reconstruct an existing well, the property owner must obtain prior DNR approval. Additional casing may be necessary to prevent contamination of the well.

VAPOR

Continuing Obligations to Address Vapor Contamination

Vapor intrusion is the movement of vapors from volatile chemicals in the soil or groundwater or within preferential pathways into buildings where people may breathe air contaminated by the vapors.

Vapor Mitigation Systems and/or Vapor Barriers: (Wis. Stat. § 292.12(2), Wis. Admin. Code § NR 726.15(2)(h), (i), (j) or (m))

Vapor mitigation systems, which may include vapor barriers, are used to interrupt the vapor pathway, thereby reducing or preventing vapors from moving into the building. Soil vapor beneath the former Best Way Cleaners tenant space contains chlorinated volatile organic compounds at levels that would pose a risk to human health, if allowed to migrate into an occupied building on the property.

Vapor is mitigated with a sub-slab depressurization system installed in the west end of the former Best Way Cleaners tenant space; the system uses a blower to move collected vapors through connective piping to a roof-mounted vent pipe. The property owner must maintain, operate, and inspect the vapor mitigation system, installed in December 2018, in accordance with the enclosed maintenance plan, dated December 2020. System components must be repaired or replaced immediately upon discovery of a malfunction. The property owner must document inspections on the VMS inspection log (Form 4400-321). See the Other Closure Requirements section of this letter for more details.

Commercial/Industrial Use: (Wis. Stat. § 292.12(2), Wis. Admin. Code § NR 726.15(2)(k) or (m))

Soil vapor beneath the former Best Way Cleaners tenant space in the Stonefield Square shopping center contains contamination at concentrations that pose a long-term risk to human health if allowed to migrate into an occupied building. See the enclosed map (Fig. B.4.a, Vapor Intrusion Map, 1/6/2021). Case closure is based on the following site-specific exposure assumptions: commercial use, vapor mitigation, and continued existence of the building floor as a cap. Use of this property is restricted to industrial or commercial uses. If changes in property or land use are planned, the property owner must evaluate whether the closure is protective for the proposed use. The DNR may require additional response actions. The property owner must maintain the cap and vapor mitigation system in accordance with the enclosed maintenance plans dated December 2020.

Future Vapor Intrusion Concern: (Wis. Stat. § 292.12(2), Wis. Admin. Code § NR 726.15(2)(L) or (m), as applicable.

Chlorinated volatile organic compounds remain in soil vapor beneath the former Best Way Cleaners tenant space, as shown on the enclosed map, (Fig. B.4.a., Vapor Intrusion Map, 1/6/2021), at concentrations that may be of concern for vapor intrusion in the future, if a building is constructed, renovated or expanded in an area where no building currently exists or if an existing building is remodeled.

Vapor control technologies are required for new construction or for modification of occupied buildings on the property unless the property owner assesses the vapor pathway and the DNR agrees that vapor control technologies are not needed. The property owner must maintain the current building use and layout.

See the Other Closure Requirements section for more details.

OTHER CLOSURE REQUIREMENTS

Maintenance Plan and Inspection Log (Wis. Admin. Code § NR 726.11(2), NR 726.15(1)(d), NR 727.05(1)(b) 3.)

The property owner is required to comply with the enclosed maintenance plans dated December 2020 for the cover and vapor mitigation system, to conduct inspections annually, and to use the inspection logs (DNR Form 4400-305 and Form 4400-321) to document the required inspections. The maintenance plans and inspection logs are to be kept up-to-date and either on-site or at the property owner's office. The property owner will submit the inspection log to the DNR when requested.

Limitations on Activities, Prior Approval Needed (Wis. Admin. Code §§ NR 724.13(2)(h), NR 726.15(2))

Certain activities are limited at closed sites to:

- ensure that the cover will function as intended to prevent contact with any remaining contamination,
- ensure that the VMS will function as intended to prevent or limit vapor intrusion into an occupied building, and
- reduce the risk of exposure to residual contamination via vapor intrusion.

The limitations on activities are identified in the enclosed maintenance plan(s). The following activities are prohibited on any portion of this property where the cover and vapor mitigation system control are required, unless prior approval is given by DNR:

- removal of the existing cap
- replacement with another cap
- excavating or grading of the land surface
- filling on capped areas
- plowing for agricultural cultivation; or
- construction or placement of a building or other structure.

Pre-Approval Required for Well Construction (Wis. Admin. Code § NR 812.09(4)(w))

DNR approval is required before well construction or reconstruction for all sites identified as having residual contamination and COs. This requirement applies to private drinking water wells and high capacity wells. To obtain approval, complete Form 3300-254 (Continuing Obligations/Residual Contamination Well Approval Application) and submit to the DNR Drinking and Groundwater program's regional water supply specialist. A well driller can help complete this form. The form is available at dnr.wi.gov (search "3300-254"). Additional casing may be necessary to help prevent contamination of the well.

DNR NOTIFICATION REQUIREMENTS

DNR Notification (Wis. Admin. Code §§ NR 727.07, NR 726.15(2))

The property owner is required to notify the DNR at least 45 days before taking the following actions. The DNR may require additional investigation and/or cleanup actions if necessary, to be protective of human health and the environment.

- Before removing a cover or any portion of a cover
- Before removing a structural impediment
- Before deciding to no longer use the vapor mitigation system, to shut off the fan or disrupt or abandon the vapor mitigation system, or before making any change to the vapor mitigation system or to a vapor barrier
- Before changing the land use for sites where commercial or industrial exposure settings were used to determine vapor risk screening levels.
- Before constructing a building and/or modifying the construction of an existing building or changing property use

Send written notifications to the DNR using the RR Program Submittal Portal on DNR's website at <https://dnr.wi.gov/topic/Brownfields/Submittal.html>. Questions on using this portal can be directed to the contact below or to the environmental program associate (EPA) for the regional DNR office. Visit dnr.wi.gov, search "RR contacts," and select the EPA tab (<https://dnr.wi.gov/topic/Brownfields/Contact.html>).

CLOSING

Site and case closure-related information can be found in the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW); go to dnr.wi.gov and search "BOTW." Use the BRRTS ID # found at the top of this letter. The site can also be found on the Remediation and Redevelopment Sites Map by searching "RRSM."

Please be aware that the case may be reopened under Wis. Admin. Code § NR 727.13 if additional information indicates that contamination on or from the site poses a threat, or for a lack of compliance with a CO or closure requirement. Compliance with maintenance plans is considered when evaluating the reopening criteria.

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything stated in this letter, please contact DNR Project Manager, Cindy Koepke at 608-219-2181 or cynthia.koepke@wisconsin.gov. If the project manager is not available, go to dnr.wi.gov and search "RR contacts."

Sincerely,



Steven L. Martin, P.G.
South Central Region Team Supervisor
Remediation & Redevelopment Program

Copies to:

K. Bugel, Giles Engineering (by email)
T. Giles (by email)
C. Sweeney (by email)
Chad Beyler, 5472 Alan Drive, Oregon WI 53575

Attachments:

- Fig. B.3.b, Groundwater Isoconcentration Map, 1/6/2021
- Fig. B.2.b., Residual Soil Contamination Map, 3/30/2021
- Fig. B.4.a., Vapor Intrusion Map, 1/6/2021
- Fig. D.2, Location Map (Cap Maintenance Plan), 1/6/2021
- Attachment D, Cap Maintenance Plan, December 2020
 - o Inspection Log (DNR Form 4400-305)
- Attachment D, Vapor Mitigation Maintenance Plan, December 2020
 - o Inspection Log (DNR Form 4400-321: Vapor Mitigation System Inspection Log)

NOTES:

FIELD PID RESULTS EXPRESSED IN INSTUMENT UNITS

VOC RESULTS EXPRESSED IN MICROGRAMS PER KILOGRAM (ug/kg) EQUIVALENT TO PARTS PER BILLION (ppb)

J: CONCENTRATION BETWEEN LABORATORY LIMIT OF DETECTION AND QUANTITATION LIMIT.

*: SAMPLE COLLECTED BY SEYMOUR ENVIRONMENTAL SERVICES, INC.

RESULTS INDICATED IN BLUE / UNDERLINED EXCEED THE WAC NR 720 RCLs FOR SOIL TO GROUNDWATER PATHWAY

THE BUILDING IS A STRUCTURAL IMPEDIMENT FOR THE SITE INVESTIGATION.

CHEMICAL KEY:

c-DCE: cis-DICHLOROETHENE
t-DCE: trans-DICHLOROETHENE

ABBREVIATIONS:

LOD: LIMIT OF DETECTION
NR: NATURAL RESOURCES
PID: PHOTOIONIZATION DETECTOR (FIELD)
RCLs: RESIDUAL CONTAMINANT LEVELS
VOCs: VOLATILE ORGANIC COMPOUNDS
WAC: WISCONSIN ADMINISTRATIVE CODE

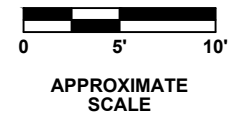
PALENQUE MEXICAN RESTAURANT
(5906 U.S. HWY. 51)

MONDA'S HAIR SALON
(5910 U.S. HWY. 51)

FORMER BEST WAY CLEANERS
(5914 U.S. HWY. 51)

VIP NAIL SALON
(5918 U.S. HWY. 51)

VACANT
(5922 U.S. HWY. 51)



LEGEND:

- ESTIMATED EXTENT OF "RESIDUAL" UNSATURATED IMPACTED SOIL EXCEEDING NR 720 RCLs FOR SOIL TO GROUNDWATER PATHWAY
- GPZ-1 PIEZOMETER
- GB-2 SOIL BORING
- BM BENCHMARK: FINISHED FLOOR AT NORTH SIDE OF DOORWAY ASSUMED ELEVATION = 100.0'
- (DCM) FORMER DRY CLEANING MACHINE
- B-5 PREVIOUS BORING (BY SEYMOUR)
- PROPERTY LINE
- UNDERGROUND ELECTRIC LINE
- GAS LINE
- WATER LINE
- SANITARY SEWER LINE
- FLOOR DRAIN

3.5' DEPTH *
PID < 5
DETECTED VOCs
c-1,2-DCE = 954

2 - 4' DEPTH
PID = 8.0
DETECTED VOCs
c-1,2-DCE = 53 J

2 - 4' DEPTH
PID = 44.7
DETECTED VOCs
c-1,2-DCE = 3,700
t-1,2-DCE = 120

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WAUKESHA, WI 53186 (262)544-0118
www.gilesengr.com

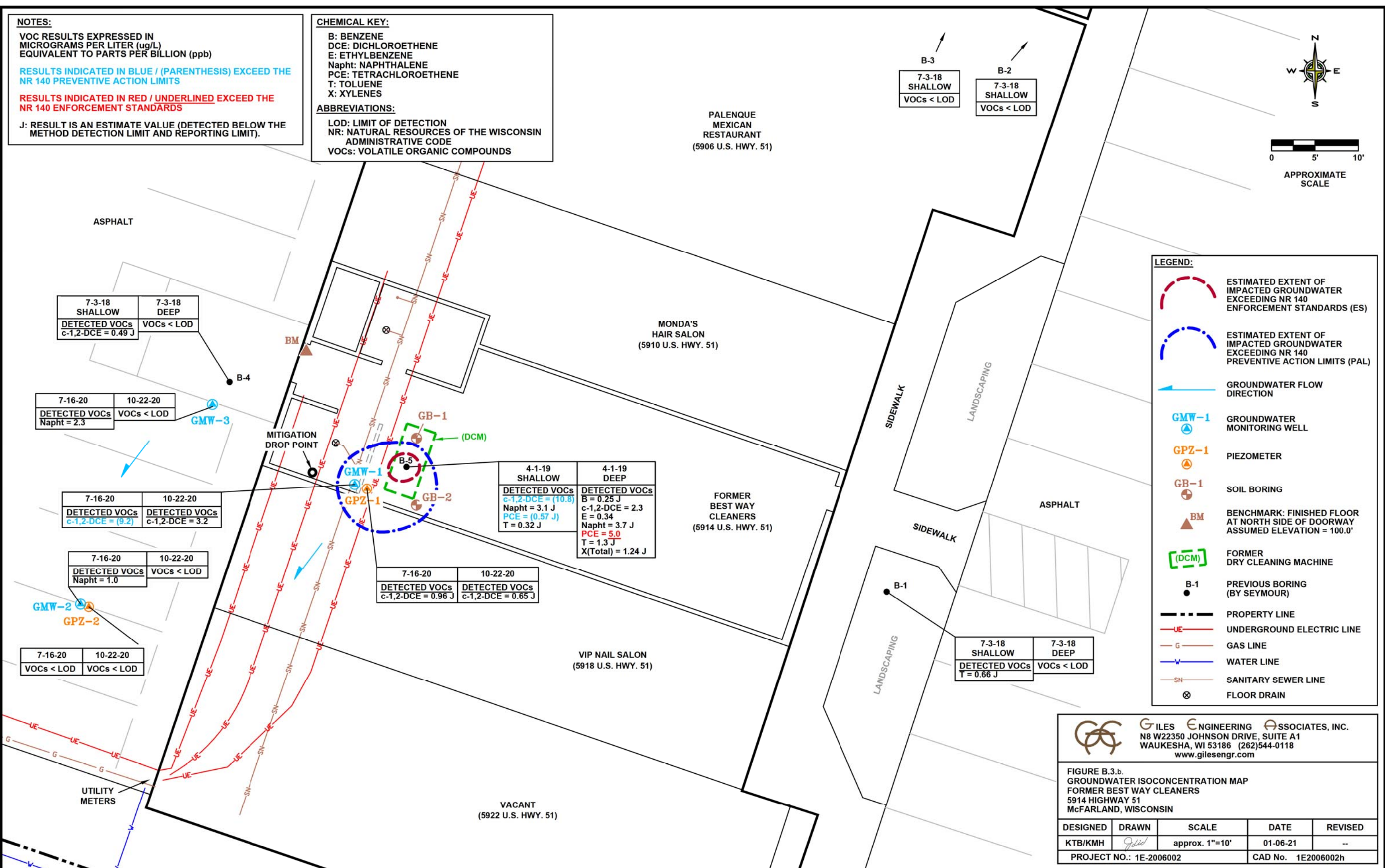
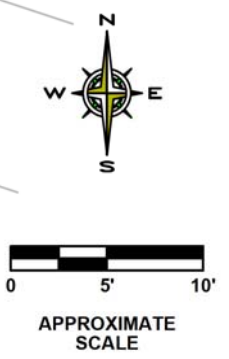
FIGURE B.2.b
RESIDUAL SOIL CONTAMINATION MAP
FORMER BEST WAY CLEANERS
5914 HIGHWAY 51
McFARLAND, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
KTB/KMH	<i>Jed</i>	approx. 1"=10'	01-06-21	03-30-21
PROJECT NO.: 1E-2006002			CAD No. 1E2006002e	

NOTES:
 VOC RESULTS EXPRESSED IN MICROGRAMS PER LITER (ug/L) EQUIVALENT TO PARTS PER BILLION (ppb)
RESULTS INDICATED IN BLUE / (PARENTHESIS) EXCEED THE NR 140 PREVENTIVE ACTION LIMITS
RESULTS INDICATED IN RED / UNDERLINED EXCEED THE NR 140 ENFORCEMENT STANDARDS
 J: RESULT IS AN ESTIMATE VALUE (DETECTED BELOW THE METHOD DETECTION LIMIT AND REPORTING LIMIT).

CHEMICAL KEY:
 B: BENZENE
 DCE: DICHLOROETHENE
 E: ETHYLBENZENE
 Napht: NAPHTHALENE
 PCE: TETRACHLOROETHENE
 T: TOLUENE
 X: XYLENES

ABBREVIATIONS:
 LOD: LIMIT OF DETECTION
 NR: NATURAL RESOURCES OF THE WISCONSIN ADMINISTRATIVE CODE
 VOCs: VOLATILE ORGANIC COMPOUNDS



LEGEND:

- ESTIMATED EXTENT OF IMPACTED GROUNDWATER EXCEEDING NR 140 ENFORCEMENT STANDARDS (ES)
- ESTIMATED EXTENT OF IMPACTED GROUNDWATER EXCEEDING NR 140 PREVENTIVE ACTION LIMITS (PAL)
- GROUNDWATER FLOW DIRECTION
- GROUNDWATER MONITORING WELL
- PIEZOMETER
- SOIL BORING
- BENCHMARK: FINISHED FLOOR AT NORTH SIDE OF DOORWAY ASSUMED ELEVATION = 100.0'
- FORMER DRY CLEANING MACHINE
- PREVIOUS BORING (BY SEYMOUR)
- PROPERTY LINE
- UNDERGROUND ELECTRIC LINE
- GAS LINE
- WATER LINE
- SANITARY SEWER LINE
- FLOOR DRAIN

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FIGURE B.3.b.
 GROUNDWATER ISOCONCENTRATION MAP
 FORMER BEST WAY CLEANERS
 5914 HIGHWAY 51
 McFARLAND, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
KTB/KMH	<i>Jed</i>	approx. 1"=10'	01-06-21	--
PROJECT NO.: 1E-2006002			CAD No. 1E2006002h	

4-1-19	7-2-20
DETECTED VOCs PCE = 166	DETECTED VOCs TC-TF = 0.63 J 1,3-DCBz = 1.0 J 1,4-DCBz = 26 2-Bu = 2.9 J Ace = 26 J Bta = 44 CIF = 48 CyHx = 0.66 J <u>DCDFM = 5,700</u> Hex = 0.28 J MeChl = 3.5 J,B S = 0.78 J PCE = 270 TCE = 1.5 J TCFM = 1.8 J

7-19-18	4-1-19
DETECTED VOCs c-1,2-DCE = 1,575 <u>PCE = (14,510)</u> TCE = [1,204]	DETECTED VOCs c-1,2-DCE = 485 PCE = 3,178 TCE = (334)

7-2-20
DETECTED VOCs c-1,2-DCE = 2,400 MeChl = 340 J,B <u>PCE = (12,000)</u> TCE = [1,100]

4-1-19	7-2-20
DETECTED VOCs PCE = 180	DETECTED VOCs 1,1,1-TCA = 0.21 J TC-TF = 0.52 J 1,3,5-TMB = 0.46 J 1,4-DCBz = 12 2-Bu = 2.0 J Ace = 200 B = 0.37 J BrMe = 0.23 J Bta = 4.0 CS2 = 0.29 J CCl4 = 0.47 J ChIDMe = 2.3 CIF = 0.50 J ChI Me = 1.5 J CyHx = 0.50 J DCDFM = 51 Hep = 0.22 J Hex = 1.2 J MeChl = 4.0 B S = 0.54 J PCE = 4 T = 1.9 J TCFM = 1.6

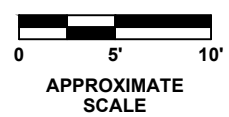
PALENQUE MEXICAN RESTAURANT
(5906 U.S. HWY. 51)

MONDA'S HAIR SALON
(5910 U.S. HWY. 51)

FORMER BEST WAY CLEANERS
(5914 U.S. HWY. 51)

VIP NAIL SALON
(5918 U.S. HWY. 51)

VACANT
(5922 U.S. HWY. 51)



LEGEND:

- ESTIMATED EXTENT OF SUB-SLAB SOIL GAS EXCEEDING VRSL (LARGE COMMERCIAL / INDUSTRIAL)
- ESTIMATED EXTENT OF SUB-SLAB SOIL GAS EXCEEDING VRSL (SMALL COMMERCIAL)
- ESTIMATED EXTENT OF SUB-SLAB SOIL GAS EXCEEDING VRSL (RESIDENTIAL)
- ESTIMATED EXTENT OF UNSATURATED IMPACTED SOIL EXCEEDING NR 720 RCLs FOR SOIL TO GROUNDWATER PATHWAY
- ESTIMATED EXTENT OF IMPACTED GROUNDWATER EXCEEDING NR 140 PREVENTIVE ACTION LIMITS (PAL) OR ENFORCEMENT STANDARDS (ES)
- SOIL GAS POINT
- BENCHMARK: FINISHED FLOOR AT NORTH SIDE OF DOORWAY ASSUMED ELEVATION = 100.0'
- FORMER DRY CLEANING MACHINE
- PREVIOUS BORINGS (BY SEYMOUR)
- PROPERTY LINE
- UNDERGROUND ELECTRIC LINE
- GAS LINE
- WATER LINE
- SANITARY SEWER LINE
- FLOOR DRAIN

CHEMICAL KEY:

- Ace: ACETONE
- B: BENZENE
- BrMe: BROMOMETHANE
- Bta: BUTANE
- Bu: BUTANONE
- CCl4: CARBON TETRACHLORIDE
- ChIDMe: CHLORODIFLUOROMETHANE
- ChI Me: CHLOROMETHANE
- CIF: CHLOROFORM
- CS2: CARBON DISULFIDE
- CyHx: CYCLOHEXANE
- DCDFM: DICHLORODIFLUOROMETHANE
- DCE: DICHLOROETHENE
- Hep: HEPTANE
- Hex: HEXANE
- MeChl: METHYLENE CHLORIDE
- PCE: TETRACHLOROETHENE
- S: STYRENE
- T: TOLUENE
- TCA: TRICHLOROETHANE
- TCBz: TRICHLOROETHENE
- TCE: TRICHLOROETHENE
- TCFM: TRICHLOROFLUOROMETHANE
- TC-TF: 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE
- TMB: TRIMETHYLBENZENE

ABBREVIATIONS:
VOCs: VOLATILE ORGANIC COMPOUNDS
VRSL: VAPOR RISK SCREENING LEVELS

NOTES:
VOC RESULTS EXPRESSED IN MICROGRAMS PER CUBIC METER (ug/m3)
RESULTS INDICATED IN GREEN / UNDERLINE EXCEED THE SUB-SLAB VRSL (RESIDENTIAL)
RESULTS INDICATED IN BLUE / (PARENTHESIS) EXCEED THE SUB-SLAB VRSL (SMALL COMMERCIAL)
RESULTS INDICATED IN RED / [BRACKETS] EXCEED THE SUB-SLAB VRSL (LARGE COMMERCIAL / INDUSTRIAL)
J: RESULT IS AN ESTIMATE VALUE (DETECTED BELOW THE METHOD DETECTION LIMIT AND REPORTING LIMIT).
B: COMPOUND WAS DETECTED IN THE METHOD BLANK AND IN THE SAMPLE.

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www.gilesengr.com

FIGURE B.4.a
VAPOR INTRUSION MAP
FORMER BEST WAY CLEANERS
5914 HIGHWAY 51
McFARLAND, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
KTB/KMH	<i>Jed</i>	approx. 1"=10'	01-06-21	--
PROJECT NO.: 1E-2006002			CAD No. 1E2006002k	

Attachment D: Maintenance Plans and Photographs

Engineered Cap

D.1(1) Cap Maintenance Plan
Included

D.2(1) Location Map
Included

D.3(1) Photographs
Included

D.4(1) Inspection Log
Included

Vapor Mitigation System

D.1(2) Vapor Mitigation System Maintenance Plan
Included

D.2(2) Location Map
Included

D.3(2) Photographs
Included

D.4(2) Inspection Log
Included

D.1(1) Description of Cap Maintenance Plan For:

**Best Way Cleaners
5914 U.S. Highway 51
McFarland, Wisconsin**

**WDNR BRRTS # 02-13-583171
December 2020**

Legal Description:

SW ¼ of the NW ¼ of Section 3, Township 6 North, Range 10 East, in the Village of McFarland, Dane County, Wisconsin. Tax Key No. 154/0610-032-4510-1.

Introduction

This document is the maintenance plan for an integrated cap at the above-referenced property (the Site) in accordance with the requirements of s. NR 724.13 (2), Wis. Adm. Code. The maintenance activities relate to the existing concrete floor slab which occupies the area over the residual contaminated soil and groundwater.

More site-specific information about this Site may be found:

- In the case file in the Wisconsin Department of Natural Resources (WDNR) South Central office.
- From the WDNR project manager for Dane County.
- BRRTS on the Web (WDNR's internet-based database of contaminated sites) and the RR Sites Map (map view of the Site and surrounding properties) at the link: <http://dnr.wi.gov/topic/Brownfields/wrrd.html>. Both BRRTs on the Web and the RR Sites Map provide PDFs of site-specific information and details regarding continuing obligations for the Site.

Description of Contamination

Residual dry cleaning-related volatile organic compound (VOC)-impacted soil remains on Site near the former Best Way Cleaners former dry cleaning machine (DCM). The residual VOC soil impacts exceed the NR 720 Residual Contaminant Levels (RCLs) for groundwater protection. Soil impacts are present from beneath the building slab to the water table, approximately 5 feet below ground surface (bgs). Additionally, limited VOC-impacted groundwater is present beneath the footprint of the former DCM. When last sampled in 2019, the concentration of one VOC was at the NR 140 Enforcement Standard (ES). The extent of soil and groundwater impacts are shown on the attached Figure D.2(1).

Cap Description and Purpose

The contamination is limited to the vicinity of the former DCM that had been located within the Best Way Cleaners lease space. Therefore, the cap consists of the concrete floor slab of the existing shopping center building that overlies the contaminated soil. The floor slab over the area of residual VOC contamination is approximately 6-inch thick and will act as a cap to protect against direct contact with the contaminated soil, and act as an infiltration barrier. Based on the current commercial use of the property, the cap should function as intended unless disturbed.

Annual Inspection

The cap overlying the impacted soil as shown on Attachment D.2(1) must be inspected once a year for deterioration, cracks, and other potential problems that can cause additional surface water infiltration. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, wear from traffic, increasing age, and other factors. Any area where contaminated soil has become or is likely to become exposed will be documented.

A log of the inspections and any repairs will be maintained by the property owner. The Continuing Obligations Inspection and Maintenance Log (Form 4400-305) is included as Case Closure Attachment D.4(1). The log will include recommendations for necessary repair of any areas where infiltration from the surface will not be effectively minimized. Completed repairs will be documented in the inspection log. A copy of the maintenance plan and inspection log will be kept at the Site or, if there is no acceptable place to keep it at the Site, at the address of the property owner. The log must be available for submittal or inspection by WDNR representatives upon request. If required in the case closure letter, a copy of the inspection log must be submitted electronically to the WDNR after every inspection, at least annually.

Maintenance Activities

If problems in the cap are noted during the annual inspections, or at any other time during the year, repairs will be scheduled and completed as soon as practicable. Repairs can include patching and filling, larger resurfacing, or construction operations. The owner must also sample/laboratory analyze soil that is generated from below the cap to properly characterize the soil for off-site disposal or placement in another area of the Site. The soil must be treated, stored, and disposed of by the property owner in accordance with applicable local, state, and federal law.

In the event the floor slab overlying the contaminated soil is removed or replaced, the replacement cap must be equally impervious. Any replacement cap will be subject to the same maintenance and inspection guidelines as outlined in this maintenance plan unless indicated otherwise by the WDNR or its successor.

Prohibition of Activities and Notification of DNR Prior to Actions Affecting the Cap

The following activities are prohibited on any portion of the property where the cap is required as shown on the attached Figure D.2(1), unless prior written approval has been obtained from the WDNR: 1) removal of the existing cap; 2) replacement with another cap; 3) excavating or grading of the land surface; 4) filling on capped areas; 5) plowing for agricultural cultivation; or 6) construction or placement of a building or other structure.

If removal, replacement or other changes to the cap are considered, the property owner will contact the WDNR at least 45 days before taking such an action, to determine whether further action may be necessary to protect human health, safety, or welfare or the environment, in accordance with s. NR 727.07, Wis. Adm. Code.

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

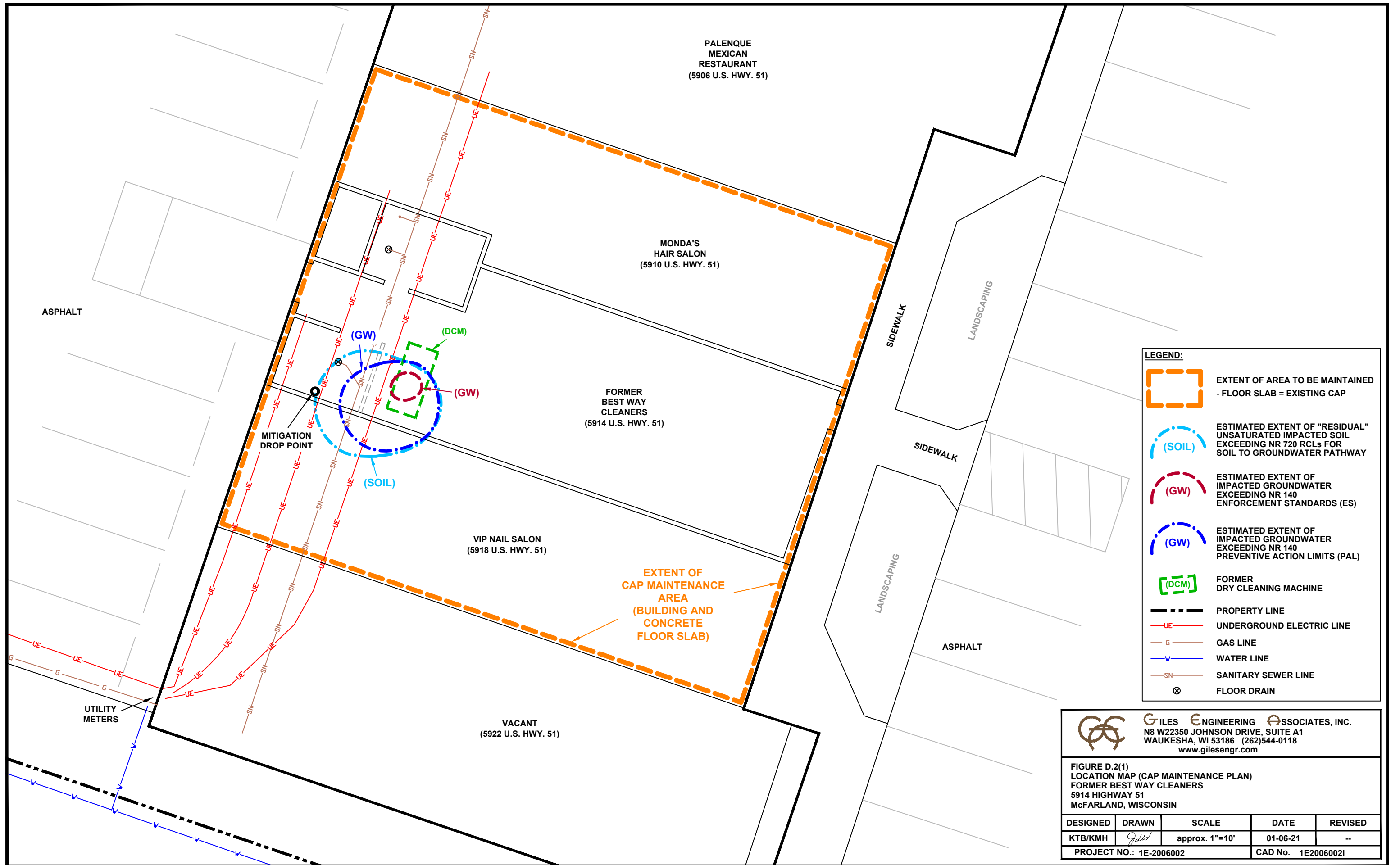
D.1(1) Cap Maintenance Plan
Best Way Cleaners
BRRTS No. 02-13-583171

Contact Information (as of December 2020)












Site Owner and Operator: E. David Locke
FH of McFarland, Inc.
5990 U.S. Highway 51
McFarland, WI 53558

Consultants: Giles Engineering Associates, Inc.
N8 W 22350 Johnson Road
Waukesha, WI 53186
Attention: Mr. Kevin T. Bugel
(262) 544-0118

WDNR: Wisconsin Department of Natural Resources
3911 Fish Hatchery Road
Madison, Wisconsin 53711
Attention: Cynthia Koepke
(608) 219-2181



LEGEND:

-  EXTENT OF AREA TO BE MAINTAINED - FLOOR SLAB = EXISTING CAP
-  ESTIMATED EXTENT OF "RESIDUAL" UNSATURATED IMPACTED SOIL EXCEEDING NR 720 RCLs FOR SOIL TO GROUNDWATER PATHWAY
-  ESTIMATED EXTENT OF IMPACTED GROUNDWATER EXCEEDING NR 140 ENFORCEMENT STANDARDS (ES)
-  ESTIMATED EXTENT OF IMPACTED GROUNDWATER EXCEEDING NR 140 PREVENTIVE ACTION LIMITS (PAL)
-  FORMER DRY CLEANING MACHINE
-  PROPERTY LINE
-  UNDERGROUND ELECTRIC LINE
-  GAS LINE
-  WATER LINE
-  SANITARY SEWER LINE
-  FLOOR DRAIN

 GILES ENGINEERING ASSOCIATES, INC.
 N8 W22350 JOHNSON DRIVE, SUITE A1
 WAUKESHA, WI 53186 (262)544-0118
 www.gilesengr.com

FIGURE D.2(1)
 LOCATION MAP (CAP MAINTENANCE PLAN)
 FORMER BEST WAY CLEANERS
 5914 HIGHWAY 51
 McFARLAND, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
KTB/KMH	<i>Jed</i>	approx. 1"=10'	01-06-21	--
PROJECT NO.: 1E-2006002			CAD No. 1E2006002I	

D.1(2) Description of Vapor Mitigation System Maintenance Plan For:

**Best Way Cleaners
5914 U.S. Highway 51
McFarland, Wisconsin**

**WDNR BRRTS # 02-13-583171
December 2020**

Legal Description:

SW ¼ of the NW ¼ of Section 3, Township 6 North, Range 10 East, in the Village of McFarland, Dane County, Wisconsin. Tax Key No. 154/0610-032-4510-1.

Introduction

This document is the maintenance plan for a sub-slab depressurization system at the above-referenced property (the Site) in accordance with the requirements of s. NR 724.13 (2), Wis. Adm. Code. The maintenance activities relate to the existing system installed within the former Best Way Cleaners lease space.

More site-specific information about this site may be found:

- In the case file in the Wisconsin Department of Natural Resources (WDNR) South Central office.
- From the WDNR project manager for Dane County.
- BRRTS on the Web (WDNR's internet-based database of contaminated sites) and the RR Sites Map (map view of the Site and surrounding properties) at the link: <http://dnr.wi.gov/topic/Brownfields/wrrd.html>. Both BRRTs on the Web and the RR Sites Map provide PDFs of site-specific information and details regarding continuing obligations for the Site.

Description of Contamination

Dry cleaning-related volatile organic compound (VOC)-impacted soil gas remains on Site near the former Best Way Cleaners former dry cleaning machine (DCM). The residual VOC soil gas impacts exceed the Sub-Slab Vapor Risk Screening Levels (VRSL) for small commercial properties. The extent of sub-slab soil gas impact is shown on the attached Figure D.2(2). A sub-slab depressurization system was installed in December 2018 to mitigate the vapor intrusion risk posed by the presence of the VOC-impacted soil gas beneath the building slab.

Vapor mitigation System Description and Purpose

The sub-slab depressurization system consists of a roof-mounted ventilation blower, a drop point within the source unit (former Best Way Cleaners), and connective piping. The drop point is located near the source of the impacted soil gas, the former DCM. The point penetrates the building's approximately 6-inch thick floor slab and terminates within the underlying base course material. The blower creates a negative pressure beneath the floor slab to reduce the potential for sub-slab vapors to infiltrate the building. Vapors extracted by the system are vented to the atmosphere through stacks located on the roof of the existing building.

Vapor Mitigation System Design and Construction

The sub-slab depressurization system was designed to create a negative pressure beneath the floor slab near the source area, the former DCM. The ventilation blower is a RadonAway Model GP-501 with the capacity to create a vacuum of up to 4 inches of water. The system was designed with an inlet vacuum of 3.5 inches of water and vents approximately 27 cubic feet per minute (cfm) of air from beneath the slab. The rooftop exhaust vent is located at least 20 feet from the roof-mounted HVAC equipment.

System Maintenance

The sub-slab depressurization system requires minimal maintenance. The system's thermal overload protection is equipped with an automatic reset, and the system has a design life cycle of 15 years.

Annual Inspection

The sub-slab depressurization system will be inspected once a year. Inspections will be performed in the late fall or early winter when the HVAC system is switched between heating to cooling operations. The inspection will be performed by the property owner or their designated representative. The inspections will be performed to evaluate the induced negative pressure from the mitigation system. Specifically, the vacuum at the drop point on the manometer should be checked. The exterior venting system should be checked for damage due exposure to the weather, increasing age and other factors. A log of the inspections and any repairs will be maintained by the property owner and is attached. The log will include recommendations for necessary repairs made during annual inspections. Once repairs are completed, they will be documented in the inspection log. A copy of the inspection log will be kept at the address of the property owner and made available for submittal or inspection by the Wisconsin Department of Natural Resources (WDNR) representatives upon their request.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practicable. Repairs can include normal maintenance of the drop point floor seal, piping, or replacement of the ventilation blower unit. If replacement of the ventilation blower is required, the replacement unit must be able to provide similar air flow rates as the existing unit (~27 cfm at 3.5-inch water vacuum). Any replacement system equipment will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by WDNR or its successor. The property owner, in order to maintain the integrity of the sub-slab depressurization system, will maintain a copy of this Maintenance Plan on-site and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Amendment or Withdrawal of Maintenance Plan

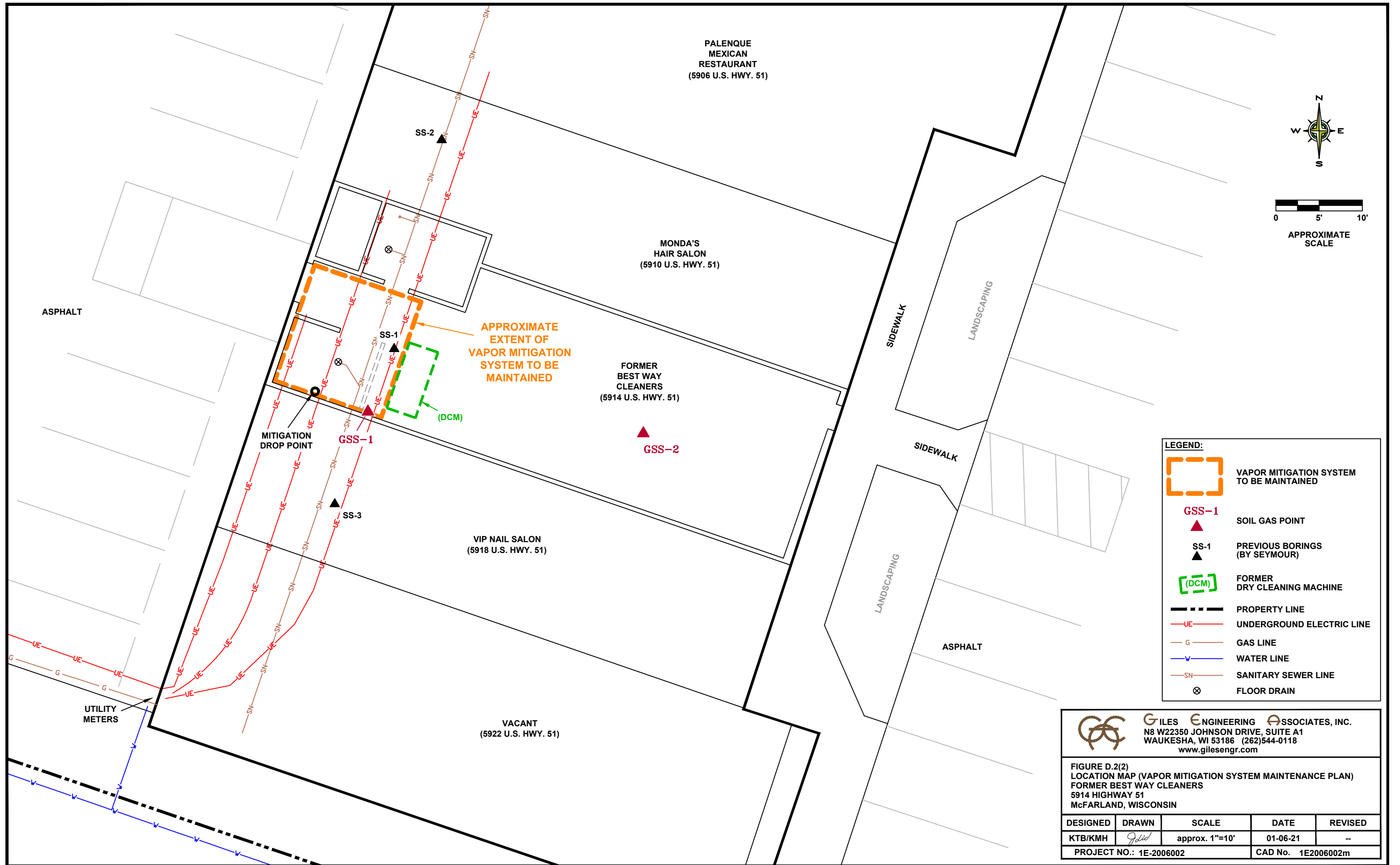
This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

Contact Information (as of December 2020)











Site Owner and Operator: E. David Locke
FH of McFarland, Inc.
5990 U.S. Highway 51
McFarland, WI 53558

Consultants: Giles Engineering Associates, Inc.
N8 W 22350 Johnson Road
Waukesha, WI 53186
Attention: Mr. Kevin T. Bugel
(262) 544-0118

WDNR: Wisconsin Department of Natural Resources
3911 Fish Hatchery Road
Madison, Wisconsin 53711
Attention: Cynthia Koepke
(608) 219-2181



LEGEND:

-  VAPOR MITIGATION SYSTEM TO BE MAINTAINED
-  GSS-1 SOIL GAS POINT
-  SS-1 PREVIOUS BORINGS (BY SEYMOUR)
-  (DCM) FORMER DRY CLEANING MACHINE
-  PROPERTY LINE
-  -UE- UNDERGROUND ELECTRIC LINE
-  -G- GAS LINE
-  -W- WATER LINE
-  -SN- SANITARY SEWER LINE
-  FLOOR DRAIN

 GILES ENGINEERING ASSOCIATES, INC.
 N8 W22350 JOHNSON DRIVE, SUITE A1
 WAUKESHA, WI 53186 (262)544-0118
 www.gilesengr.com

FIGURE D.2(2)
 LOCATION MAP (VAPOR MITIGATION SYSTEM MAINTENANCE PLAN)
 FORMER BEST WAY CLEANERS
 5914 HIGHWAY 51
 McFARLAND, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
KTB/KMH	<i>Jed</i>	approx. 1"=10'	01-06-21	--
PROJECT NO.: 1E-2006002			CAD No. 1E2006002m	

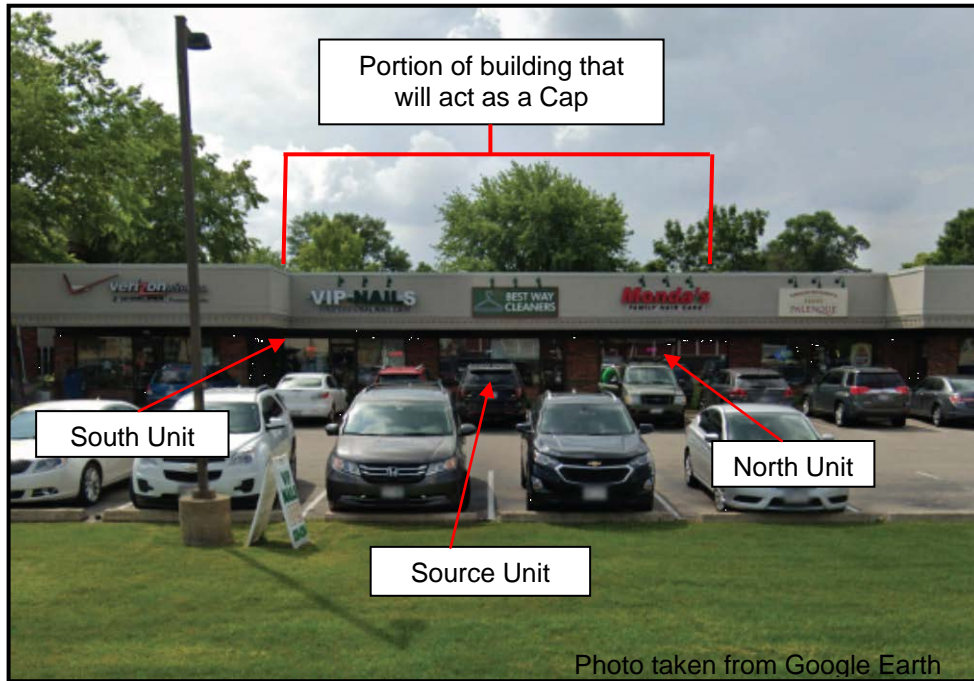
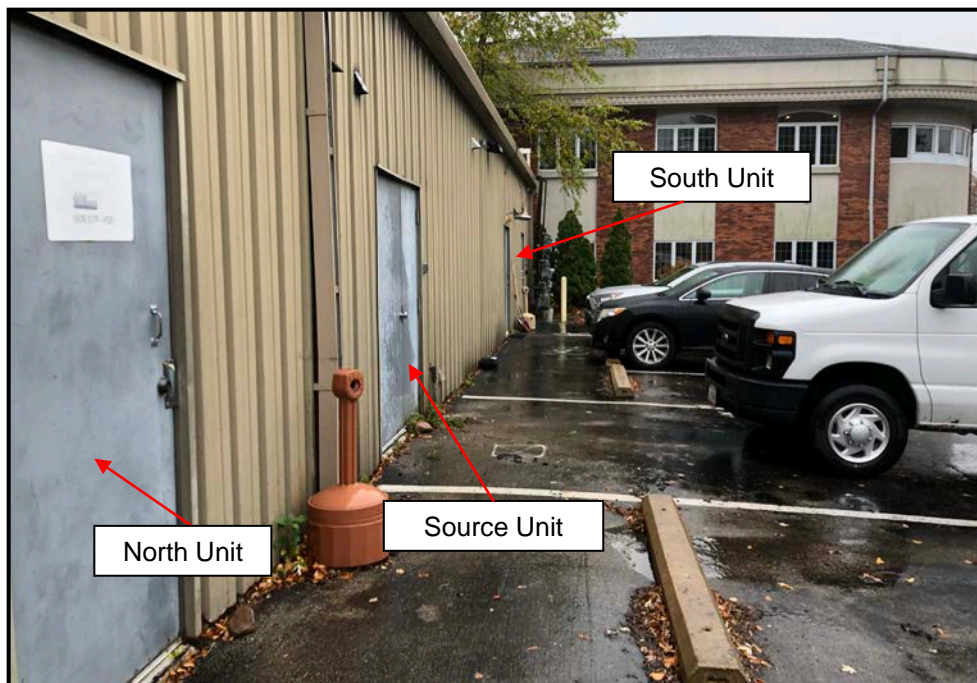


Photo taken from Google Earth

View of the front of the shopping center building along U.S. Highway 51, facing west.



View of the back of the shopping center building, facing southwest.

D.3(1) CAP PHOTOGRAPHS

October 22, 2020

Best Way Cleaners
 5914 U.S. Highway 51
 McFarland, Wisconsin
 Project No. 1E-2006002
 BRRTS No. 02-13-583171



GILES
 ENGINEERING ASSOCIATES, INC.



View of the interior of source unit and typical concrete floor to be maintained, facing east.



View of the interior of source unit and typical concrete floor to be maintained, facing west.

D.3(1) CAP PHOTOGRAPHS

October 22, 2020

Best Way Cleaners
5914 U.S. Highway 51
McFarland, Wisconsin
Project No. 1E-2006002
BRRTS No. 02-13-583171



GILES
ENGINEERING ASSOCIATES, INC.



View of the roof-mounted ventilation blower.



View of the mitigation system piping penetrating the concrete floor slab.

D.3(2) PHOTOGRAPHS

December 14, 2018

Photographs taken from Seymour Environmental Services, Inc.

Vapor Mitigation System Inspection Log

Best Way Cleaners
5914 U.S. Highway 51
McFarland, Wisconsin
Project No. 1E-2006002
BRRTS No. 02-13-583171



GILES
ENGINEERING ASSOCIATES, INC.



View of the manometer reading 4 inches of water.



View of a manometer reading at SS-1 showing negative pressure of 0.2 inches of water.

D.3(2) PHOTOGRAPHS

December 14, 2018

Photographs taken from Seymour Environmental Services, Inc.

Vapor Mitigation System Inspection Log

Best Way Cleaners
5914 U.S. Highway 51
McFarland, Wisconsin
Project No. 1E-2006002
BRRTS No. 02-13-583171



GILES
ENGINEERING ASSOCIATES, INC.

Directions: In accordance with s. NR 727.05 (1) (b) 3., Wis. Adm. Code, use of this form for documenting the inspections and maintenance of certain continuing obligations is required. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31-19.39, Wis. Stats.]. When using this form, identify the condition that is being inspected. See the closure approval letter for this site for requirements regarding the submittal of this form to the Department of Natural Resources. A copy of this inspection log is required to be maintained either on the property, or at a location specified in the closure approval letter. Do NOT delete previous inspection results. This form was developed to provide a continuous history of site inspection results. The Department of Natural Resources project manager is identified in the closure letter. The project manager may also be identified from the database, BRRTS on the Web, at <http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>, by searching for the site using the BRRTS ID number, and then looking in the "Who" section.

Activity (Site) Name Best Way Cleaners	BRRTS No. 02-13-583171
---	---------------------------

Inspections are required to be conducted (see closure approval letter):

annually
 semi-annually
 other – specify _____

When submittal of this form is required, submit the form electronically to the DNR project manager. An electronic version of this filled out form, or a scanned version may be sent to the following email address (see closure approval letter):

Inspection Date	Inspector Name	Item	Describe the condition of the item that is being inspected	Recommendations for repair or maintenance	Previous recommendations implemented?	Photographs taken and attached?
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N

{Click to Add/Edit Image}

Date added:

Title:

{Click to Add/Edit Image}

Date added:

Title:

Notice: In accordance with s. NR 727.05 (1) (b) 3., Wis. Adm. Code, use of this form for documenting the inspections and maintenance of certain vapor-related continuing obligations is required. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Public Records law [ss. 19.31-19.39, Wis. Stats.].


Directions: This form was developed to provide the results of a site inspection of a vapor related continuing obligation, typically a vapor mitigation system. See the closure approval letter for this site for requirements regarding the submittal of this form to the Department of Natural Resources. A copy of this inspection log is required to be maintained either on the property, or at a location specified in the closure approval letter. The closure letter may be found in the database, [BRRTS on the Web](#), by searching for the site using the BRRTS ID number, and then looking in the "Action" section, for code 56.

Activity (Site) Name: Best Way Cleaners

BRRTS No. 02-13-583171

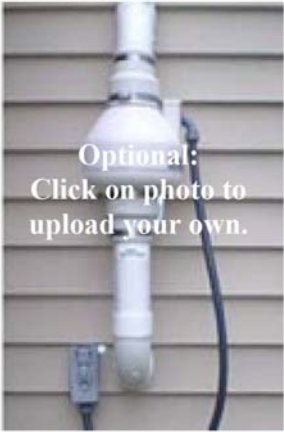
Date of Inspection: _____

When submittal of this form is required, submit an electronic version or a scanned copy of this completed form to the [RR Submittal Portal](#).

SYSTEM COMPONENT		DATE:		
NAME	WHAT DOES IT DO?	WHAT DO I CHECK?	WHAT SHOULD I SEE?	WHAT TO FIX?
Manometer or Differential Pressure Gauge	Measures differential pressure between vacuum side of vent pipe and indoor space. This measurement confirms there is a vacuum being pulled by the fan.	Liquid Level on Manometer or Gauge	Liquid level in manometer should be offset (not level with each other).	A change in liquid level indicates a change in the vacuum below foundation. This could be caused by failure of fan, blockage of vent pipe, change in water level below building, or other conditions. Hire a professional to identify cause and repair if needed.
PHOTO 			NOTES: (Record the reading on the gauge. Identify specific building and location description:) <input type="checkbox"/> Not Applicable	

SYSTEM COMPONENT		WHAT DO I CHECK?	WHAT SHOULD I SEE?	DATE:
NAME	WHAT DOES IT DO?			WHAT TO FIX?
Fan	<p>Fan creates a vacuum and lowers pressure below foundation.</p> <p>The fan also removes soil gases from below foundation for discharge to atmosphere.</p>	<p>Fan Operation</p> <p>Fan Location</p> <p>Motor Noise</p>	<p>Fan is on.</p> <p>Fan mounted outside & secure.</p> <p>Fan motor is quiet (loud motor may indicate problem).</p>	<p>Replace the fan immediately once the fan stops running. Fans typically run for 10-20 years, but it may be less.</p> <p>Replacement fan to have similar specifications as original with respect to flow and vacuum.</p> <p>After a fan is replaced, the system should be evaluated by a mitigation professional to verify effectiveness, which includes pressure readings.</p> <p>Original Fan Make and Model:</p>



PHOTO



Optional:
Click on photo to
upload your own.

NOTES: (Identify specific building and location description:)

Not Applicable

SYSTEM COMPONENT		WHAT DO I CHECK?	WHAT SHOULD I SEE?	DATE:
NAME	WHAT DOES IT DO?			WHAT TO FIX?
Suction Drop Point w/ Vent Pipe		Suction Point Seal Vent Pipe Condition	Seal is air tight around pipe penetration. Vent pipe is connected to fan, has not cracked.	Suction point seal or vent pipe may need to be sealed or replaced if cracks or leaks appear. If any piping or sealing of the system is altered or replaced, the system should be evaluated by a mitigation professional to verify effectiveness, which includes pressure readings.
PHOTO  <p>Optional: Click on photo to upload your own.</p>		NOTES: (Identify specific building and location description:) <input type="checkbox"/> Not Applicable		
Sealed Sump w/Vent Pipe		Suction Point Seal Vent Pipe Seal Condition	Seal is airtight to floor. Vent pipe is connected to the sump cover and is not cracked.	Sump cover or vent pipe may need to be sealed or replaced if cracks or leaks appear. If any piping or sealing of the system is altered or replaced, the system should be evaluated by a plumber or a mitigation professional to verify effectiveness, which includes pressure readings.
PHOTO  <p>Optional: Click on photo to upload your own.</p>		NOTES: (Identify specific building and location description:) <input type="checkbox"/> Not Applicable		

SYSTEM COMPONENT	WHAT DOES IT DO?	WHAT DO I CHECK?	WHAT SHOULD I SEE?	DATE:
NAME				WHAT TO FIX?
Outdoor Vent Pipe	Pipe transports the soil gas from beneath the foundation for discharge to the atmosphere.	Vent Pipe Condition Vent Pipe Location	Vent pipe remains connected to fan. End of pipe free from obstructions. The exhaust is more than 15 feet from windows or air intakes.	Vent pipe may require replacement, or cleaning to remove ice or debris. If any piping or sealing of the system is altered or replaced, the system should be evaluated by a mitigation professional to verify effectiveness, which includes pressure readings.

PHOTO



Optional:
Click on photo to upload
your own.

NOTES: (Identify specific building and location description:)

Not Applicable

Foundation Floor	Foundation is a barrier that minimizes soil gas entry into building, and helps fan to work efficiently.	Foundation Condition Foundation Footprint	No penetrating cracks or holes in foundation. Check if there have been alterations or additions to building or footprint.	Seal cracks or other penetrations as you would to prevent water from entering. If building floor plan has changed, notify DNR and contact a mitigation professional to evaluate if modifications to the vapor mitigation system are necessary.
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PHOTO



Optional:
Click on photo to upload
your own.

NOTES: (Identify specific building and location description:)

Not Applicable

SYSTEM COMPONENT				DATE:
NAME	WHAT DOES IT DO?	WHAT DO I CHECK?	WHAT SHOULD I SEE?	WHAT TO FIX?
Sub Slab Vapor Port	This is a sample port to measure vacuum or take sample of soil gas if needed. It needs to remain sealed when not in use to prevent soil gas entry into the home.	Port Seal/Cap	If able to measure the vacuum with a micromanometer, the pressure differential should be at least 0.004 inches of H ₂ O or at least one Pascal.	Repair or replace the seal and cover as needed.
		Port Condition	Port is sealed and capped when not in use.	Permanently seal hole if sample port is ever removed.
PHOTO			<p>NOTES: (If taken, record the pressure differential reading. Identify specific building and location description:)</p> <p><input type="checkbox"/> Not Applicable</p>	
 <p>Optional: Click on photo to upload your own.</p>				